178.0	0005	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	633,700 / 633,700
					USE VALUE:	633,700 / 633,700
					ASSESSED:	633,700 / 633,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
324		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRIGHT CAROLINE & EDWIN C JR
Owner 2:	
Owner 3:	
Street 1:	324 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WRIGHT EDWIN C JR/ANN K -
Owner 2:	-
Street 1:	324 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Aluminum Exterior and 1120 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6440.000	204,500		429,200	633,700
Total Card	0.148	204,500		429,200	633,700
Total Parcel	0.148	204,500		429,200	633,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 565.80 | /Parcel: 565.80

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 120764

GIS Ref

GIS Ref

Insp Date 07/09/18

!14004!

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0005-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	204,500	0	6,440.	429,200	633,700		Year end	12/23/2021
2021	101	FV	198,500	0	6,440.	429,200	627,700		Year End Roll	12/10/2020
2020	101	FV	198,600	0	6,440.	429,200	627,800	627,800	Year End Roll	12/18/2019
2019	101	FV	180,300	0	6,440.	429,200	609,500	609,500	Year End Roll	1/3/2019
2018	101	FV	180,300	0	6,440.	361,800	542,100	542,100	Year End Roll	12/20/2017
2017	101	FV	180,300	0	6,440.	331,100	511,400	511,400	Year End Roll	1/3/2017
2016	101	FV	180,300	0	6,440.	282,100	462,400	462,400	Year End	1/4/2016
2015	101	FV	175,900	0	6,440.	245,300	421,200	421,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:09:19

LAST REV

Date	Time
07/31/18	11:11:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14004

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WRIGHT EDWIN C	66962-83		3/21/2016	Convenience	1	No	No		
THOMPSON MARY E	51854-311		10/31/2008		390,000	No	No		
	8327-53		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	120764
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2018	582	Redo Bat	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Entry Denied	336	PATRIOT
12/22/1999	Meas/Inspect	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6440		Sq. Ft.	Site		0	70.	0.95	7									429,238						429,200	

Total AC/HA:	0.14784	Total SF/SM:	6440	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,238	Spl Credit		Total:	429,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	174.787
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	296407
Depreciation:	91886
Depreciated Total:	204520

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

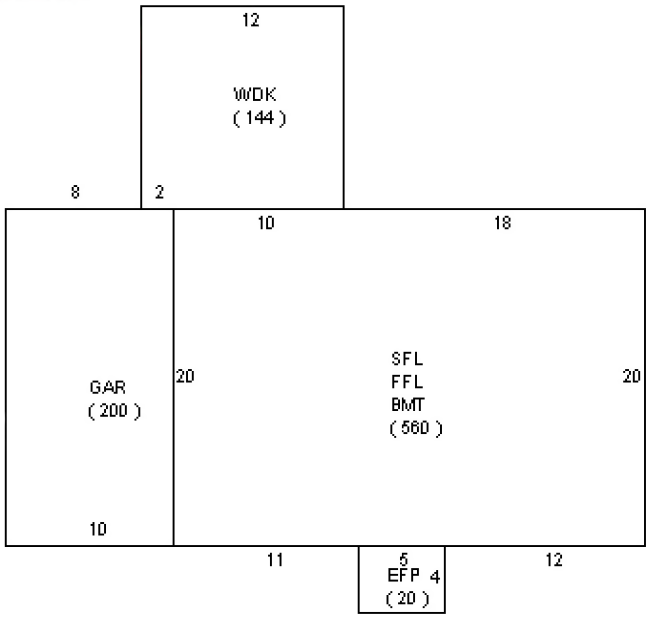
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	174.79
Special Features:	0	Val/Su Net:	100.05
Final Total:	204500	Val/Su SzAd	182.59

SKETCH



Sum Area By Label :
SFL = 560
FFL = 560
BMT = 560
GAR = 200
EFP = 20
WDK = 144

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	560	52.440	29,364
FFL	First Floor	560	174.790	97,881
SFL	Second Floor	560	174.790	97,881
GAR	Garage	200	27.390	5,478
WDK	Deck	144	12.890	1,856
EFP	Enclos Porch	20	72.310	1,446

Net Sketched Area:	2,044	Total:	233,906
Size Ad	1120	Gross Area	2044	FinArea	1120
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0005-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc